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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

Unit 505 - 373 Laurier Avenue East, Sandy Hill

\$359,000



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

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Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



Since 1985

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2018

*see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

Unit 505 - 373 Laurier Avenue East, Sandy Hill

Fantastic spacious two bedroom, two bath southwest corner condo apartment in a beautiful location in Sandy Hill. Pretty southern views of the treetops from this fifth floor unit plus lovely grounds and outdoor pool to enjoy. Located in a well maintained building and apartment with all utilities (hydro, heat & air conditioning & water.) and extensive amenities included. From the outdoor pool and gardens, guest suites, party room, workshop, car wash bay and more, there is something for everyone. Walk to shops, restaurants along Laurier, plus minutes to Strathcona Park, Rideau River & Canal, University of Ottawa, Rideau Centre, Byward Market, downtown & more! A garage parking space and a locker are included. Visitor parking is also available.

A big foyer with updated laminate flooring & double closet is perfect for everyday living and greeting guests. Light neutral décor runs throughout the unit, awaiting the new owner's personal touches.

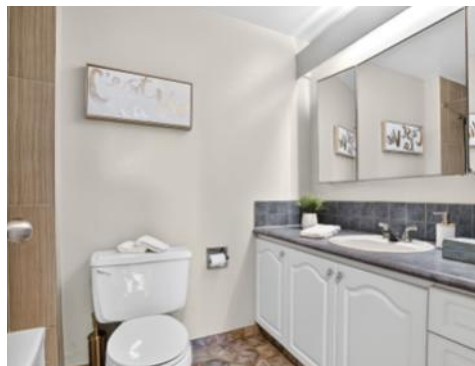
Steps from the foyer is a large bright living room with a wall of windows & pretty views of trees & street. The south orientation of the apartment provides lots of natural light into the room. A wonderful room for entertaining and relaxing. A step up to the solarium style balcony, with windows that open, extending your living space and seasonal use. The dining room is spacious and has a chandelier, updated flooring, room for long table and entry to the kitchen.

The kitchen features many light cabinets with crown moulding, task lighting, uplighting, tiled backsplash and updated flooring. All appliances are included. There is also room for a small table for light meals or an extra pantry cabinet.

Off the main hall to the left of the foyer are two bedrooms and two baths. The primary bedroom has room for a king size bed and dresser, a big window with drapes, a double closet & two piece ensuite bath. White vanity with drawers and mirrored medicine cabinet is handy. There is a separate toilet closet with updated flooring. The second bedroom is a good size, it has a tall window with drapes & a double closet with mirrored doors. Close by is the main bath and it has a tub/shower combined with updated tile surround and shower head and a classic white vanity with drawers and a mirrored medicine cabinet.

A handy laundry room is off the front foyer and has a washer and dryer plus extra storage cabinets.

Enjoy this move-in ready condo and all the building and Sandy Hill community has to offer. Plus the excellent location, minutes to shops, restaurants, parks, Rideau River & Canal, University of Ottawa, Downtown, transit and more!



Call

For more info...

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Main Level

Foyer:	2.45x1.98m
Living Room:	6.05x3.64m
Dining Room:	3.61x2.77m
Kitchen:	3.15x2.77m
Primary Bdrm:	4.19x3.09m
Ensuite Bath:	2.00x1.54m
Second Bedrm:	3.92x2.81m
Main Bath:	2.52x1.65m
Laundry rm:	2.06x1.67m
Balcony:	2.76x1.79m

Condo Fee: \$1380/month
Includes All utilities (hydro, heat & air conditioning, water.) and below amenities & building related items.

Amenities: heated salt water outdoor pool, common area green-space/gardens, sauna, party room, flex room, guest suites, laundry room, bike racks, car wash bay & workshop
Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal, visitor parking.

Parking: One indoor garage parking space, #76

Locker: Room B14 - #23, lower level

Management Company:
Urban Community Condo
613-738-4646

General Information

Year Built:	1973/approx.
Taxes:	\$4179/2026
Foundation:	Concrete
Heating:	Hot water, natural gas
Cooling:	Central air
Water:	Municipal
Sewer:	Connected

Legal Desc: UNIT 5, LEVEL 5, CARLETON CONDOMINIUM PLAN NO. 21 ; PT LTS 34, 35 & 36 N LAURIER AV, PL 6, PTS 1, 2, 3 & 4 4R520, AS IN SCHEDULE 'A' OF DECLARATION LT96338 ; OTTAWA

Included

Stove, Hood fan, Fridge, Dishwasher, Microwave, Washer, Dryer, All light fixtures, All window coverings, All Drapery Rods & Tracks

Possession Date Immediate or To be arranged

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

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Unit 505 - 373 Laurier Avenue East, Sandy Hill

Highlights:

- Fantastic spacious 2 bedroom, 2 bath southwest corner condo apartment in a beautiful location in Sandy Hill. From the 5th floor, pretty southern views of the treetops from the unit plus lovely grounds and outdoor pool to enjoy.
- Well maintained building with **all utilities (hydro, heat & air conditioning & water.)** and extensive amenities included in condo fee
- Walk to shops, restaurants along Laurier, plus minutes to Strathcona Park, Rideau River & Canal, University of Ottawa, Rideau Centre, Byward Market, downtown & more!
- Big foyer with updated flooring & double closet
- Large bright living room with wall of windows & pretty views of trees & street
- Solarium style balcony off the living room, is enclosed with windows that open, extending its seasonal use
- Dining room has updated flooring & room for long table & has a chandelier
- Kitchen has many light cabinets, task lighting, uplighting, tiled backsplash, updated flooring. All appliances are included
- Primary bedroom has room for a king size bed, big window, double closet & two piece ensuite bath
- Second bedroom is a good size, has a tall window & double closet.
- Main bath has tub/shower combined with updated tile surround and shower head. Long vanity with mirrored medicine cabinet
- Laundry room with washer and dryer included, plus extra storage cabinets.
- One garage parking space—#76
- One locker included—#23
- Amenities: heated salt water outdoor pool, common area greenspace/gardens, sauna, party room, flex room, guest suites, laundry room, bike racks, car wash bay & workshop



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